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February 3, 2012

Mr. Michael Forbes
Assistant Community Development Director / City Planner
City of Burbank
150 North Third Street
Burbank, CA 91502

**RE: PROJECT NO. 11-0004699
1105 RIVERSIDE DRIVE – BURBANK, CA 91506
An AMENDMENT to applications for a Planned Development, Development
Review, General Plan Amendment, Development Agreement and Tentative
Tract Map.**

Dear Mr. Forbes:

The purpose of this letter and the attached materials is to amend our current entitlement request for a 120 unit multifamily residential project on the General Motors site. This amendment is for a newly designed plan for 50 single family detached homes and will supersede the original submittal.

New Urban West submitted plans and entitlement requests for a 120 unit residential project located at 1105 Riverside Drive on June 20, 2011. The application was deemed complete on September 22, 2011. Throughout the process we have spent considerable time in the community sharing the plans for the submitted project. Unfortunately, although many in the community liked the current plan, many neighbors are opposed to it.

We have heard the concerns of the community and city hall regarding the proposed 120 unit residential project. The main concerns are:

- Density
- Traffic
- Height
- Compatibility with the Rancho equestrian lifestyle

We understand that they need to be addressed, and they need to be addressed now.

We have thought long and hard about other options for the property - focusing on the issues that have been raised to find the best use for the property after General Motors' lease expires and they vacate the property in March. Some of the options are:

1. Continuing to use the existing building and expanding it for office use
2. Use it as a school campus - we have received an offer from a private junior high / high school interested in using the property for a 750 student campus. This use is allowed in the zoning code.
3. We have looked at other uses that are allowed by the code such as a church or retail.
4. And, we continued to look at lower density residential options.

We believe that office and school uses and some of the other “by right uses” are not compatible with the equestrian community, and the potential traffic and user impacts are too great and could have significant negative impacts on the Rancho.

Therefore, after carefully considering the alternatives and after talking with members of the community, we are proposing a dramatically different and less dense residential plan that addresses and responds to the all of the concerns we have heard. It is a radical shift, but one that is probably the best solution.

The new proposal is for a well designed collection of fifty (50) single family detached homes – which is an almost 60% reduction in density from the current plan. The homes will range in size from approximately 1,600 to 2,000 square feet. The new plan addresses all of the major concerns we have heard. The project has been designed to provide varying architectural styles which reflect and support the existing character of the Rancho Equestrian neighborhood. It also includes a pool, BBQ and community building for use by the new homeowners, as well as the potential for a pedestrian trail from the new homes to the Rancho Market Place - which would reduce local car trips and encourage a walkable neighborhood.

The traffic impacts of the new plan are very low – in fact the lowest of any use alternative considered – way below the city’s threshold for a traffic study. In addition, we have prepared an “equestrian marketing program” which is designed to attract equestrians and supporters of the Rancho lifestyle. That program includes targeted marketing as well as subsidized stabling of new homeowners’ horses at local stables.

Finally, the new housing will help address the city’s current jobs / housing balance by providing new housing opportunities close to major employers.

We respectfully believe that this low density, creatively planned single family home community is the best alternative for the site, and one that the community and the city can be proud of.

Please accept the enclosed as amended applications for development permits under the Permit Streamlining act.

The entitlements we are requesting to amend are: Planned Development, Development Agreement, General Plan Amendment, Development Review, and Vesting Tentative Tract Map.

We look forward to working with you and your staff on these entitlement applications. We are preparing additional materials for submittal and review. Please let us know what additional information you may require in the processing of the requests

Sincerely,

New Urban West, Inc

A handwritten signature in black ink, appearing to read "Tom Zanic", written in a cursive style.

**Tom Zanic
Senior Vice President**